

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Wei Kong
Zhen Dou
3312 Park Lane Dr.
Hoover AL 35226

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-Five Thousand Five Hundred And 00/100 (\$95,500.00) to the undersigned, Fannie Mae aka Federal National Mortgage Association, a corporation, by and through Sirote & Permutt, P.C., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Wei Kong, and Zhen Dou, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Wyndham, Camden Sector, as recorded in Map Book 22, Page 93, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easement/right-of-way to Shelby County as recorded in Deed Book 154 Page 384 and Deed Book 155, page 333.
4. Easement/right-of-way to Town of Helena as recorded in Deed Book 305 Page 394; Deed Book 305 Page 396; Deed Book 305 Page 398; Deed Book 305 Page 400 and Deed Book 305 Page 402.
5. Restrictive covenant as recorded in Instrument #1997-16429 and amended in Instrument #1997-29516.
6. Permit to Alabama Power Company as recorded in Book 130, Page 169.
7. Articles of Incorporation of Wyndham Residential Association, Inc., in instrument No. 1997-21507.
8. Building lines, easements, restrictions, covenants, conditions, reservations and limitations affecting the land.
9. Restrictions as shown on recorded plat.
10. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20131122000459310, in the Probate Office of Shelby County, Alabama.

\$ 71,625.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$114,600.00 for a period of 3 months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$114,600.00 for a period of 3 months from the date of the recording of this deed. These restrictions shall run with the land and are not personal to grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

By: _____

Its Attorney

Date: 4/21/14

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff G. Underwood, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for Fannie Mae aka Federal National Mortgage Association, a corporation, is signed to the foregoing affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of the affidavit, he, as such attorney and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 21st day of April, 2014.

Patricia Bittle Peebles

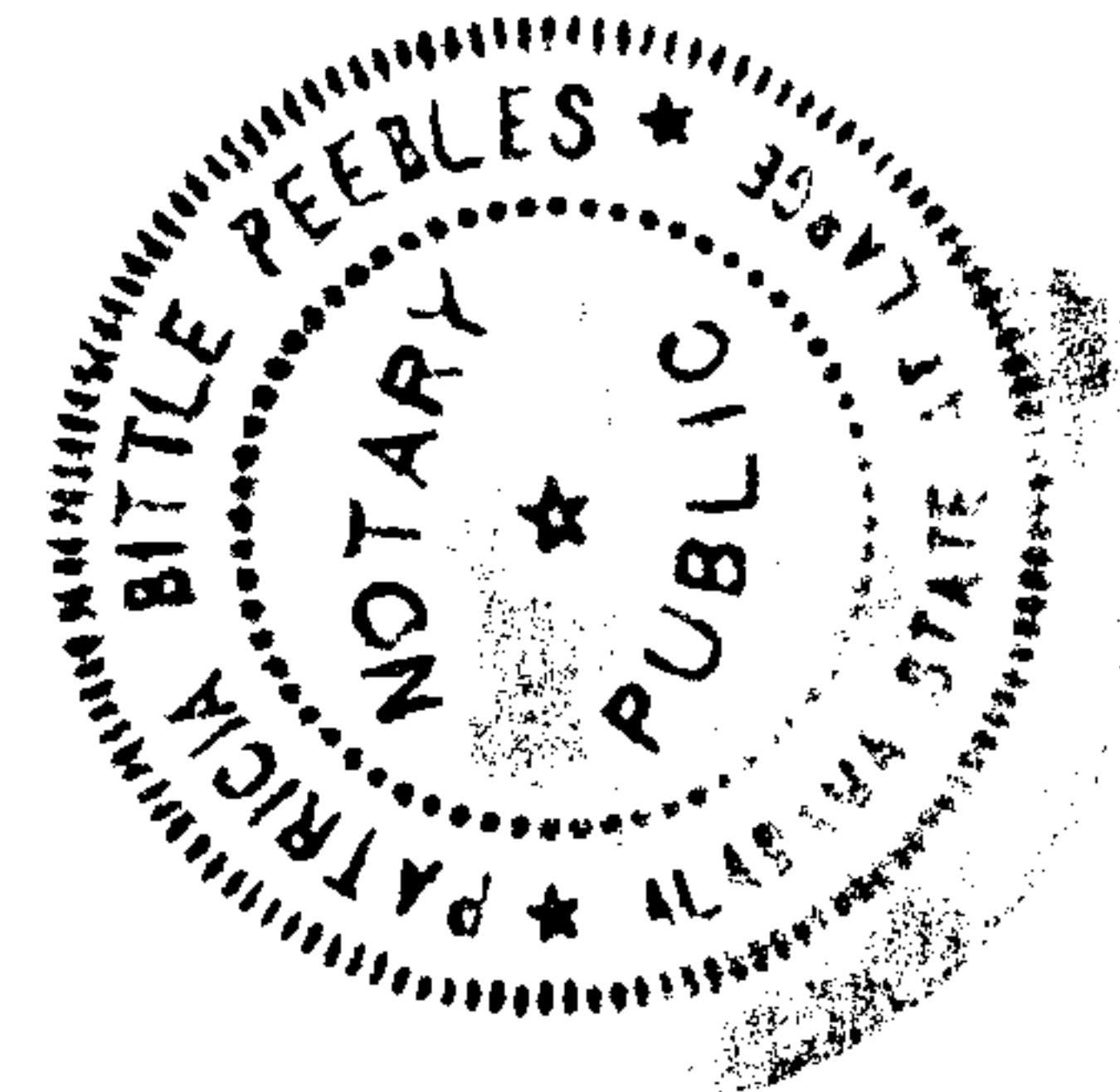
NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

MY COMMISSION EXPIRES 12/26/2017

1008 Wyndham Lane



20140430000127880 2/3 \$44.00
Shelby Cnty Judge of Probate, AL
04/30/2014 10:01:17 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Fannie Mae aka and Federal
National Mortgage Association
and , and Asset # A131TCJ

Grantee's Name Wei Kong and Zhen Dou

Mailing Address 14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

Mailing Address 3312 Park Lane Drive
Hoover, AL 35226

Property Address 1008 Wyndham Lane
Helena, AL 35080

Date of Sale April 23, 2014

Total Purchase Price \$95,500.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date April 23, 2014

Print WEI KONG

 Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one


20140430000127880 3/3 \$44.00
Shelby Cnty Judge of Probate, AL
04/30/2014 10:01:17 AM FILED/CERT